



Outpatient Surgical Center

MEDICAL DISTRICT

RARE OPPORTUNITY

- Two (2) procedure room, outpatient surgical center in the Medical District
- Can be converted to an ambulatory surgical center
- Can be gated & potentially expanded

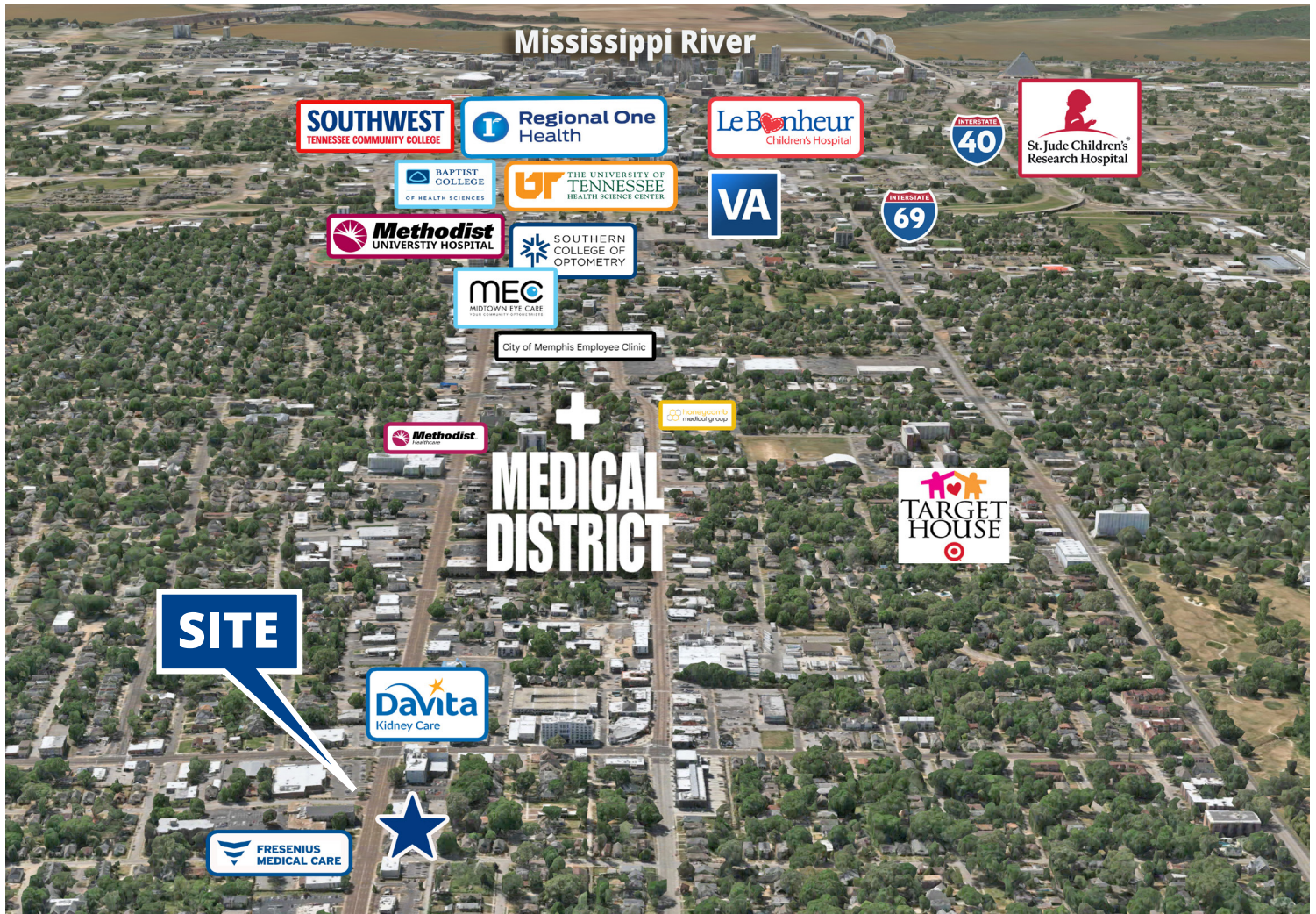


4,888[±] SF
2200 Union Ave.
Memphis, TN 38104

2200 Union Avenue in Memphis, TN is a prominent medical facility housing specialized healthcare services with 32 dedicated parking spots with ambulance drop-off. The building recently was a host for Bluff City Vascular, a center dedicated to interventional nephrology and vascular access care. The building, conveniently located in the Memphis medical district, is in a vibrant 2.6-square-mile area bridging Downtown and Midtown Memphis. It serves as a central hub for healthcare, education, culture and community development. Home to over 40,000 employees and students, and more than 10,000 residents, the district is anchored by major institutions like the University of Tennessee Health Science Center, Methodist Le Bonheur Healthcare and St. Jude Children's Research Hospital.

VIEW ONLINE

colliers.com/memphis



Property Features

4,888± SF (expandable)

C-H zoning

Midtown Memphis submarket

Outpatient surgical center in the Medical District

Can be converted to an ambulatory surgical center

2024 Demographics



Population

1-mile: 12,461
3-miles: 105,956
5-miles: 222,600



Daytime Population

1-mile: 16,358
3-miles: 125,764
5-miles: 272,738



Households

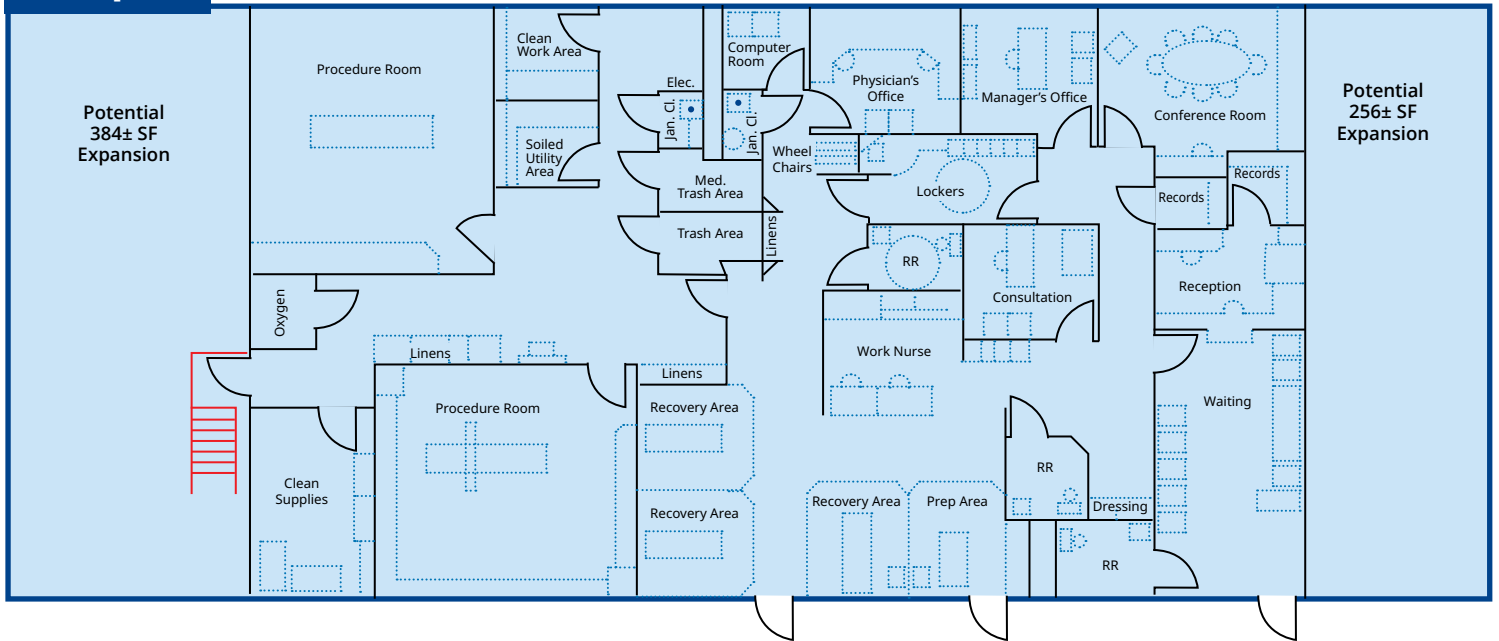
1-mile: 6,725
3-miles: 49,487
5-miles: 99,657



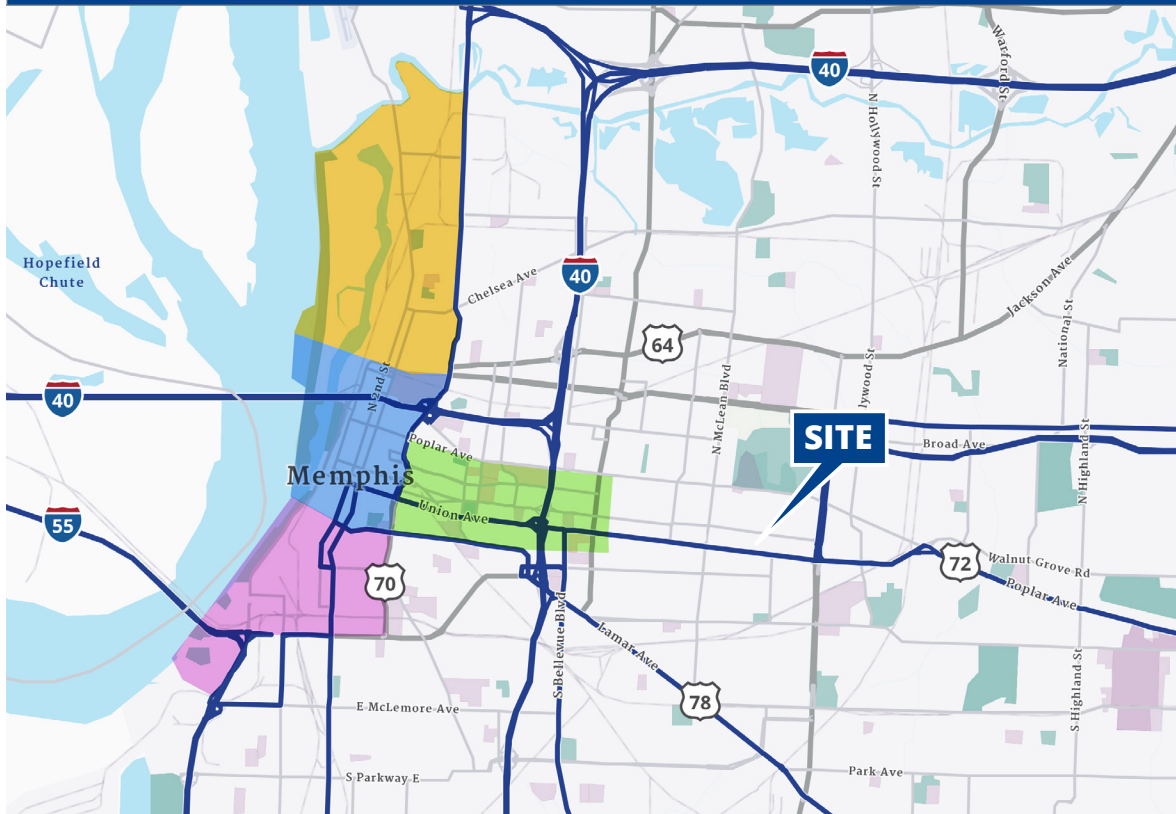
Average HH Income

1-mile: \$103,117
3-miles: \$76,709
5-miles: \$78,389

Floorplan



Map



North District Core District South District Edge/Medical District



**TRAFFIC
COUNT**

**2200
Union Ave.**

**29,090
VPD**

Our Mission

Maximize the potential of property to accelerate the success
of our clients and our people.

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